



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: May 15, 2019

Department: Finance Agenda Planning Date: May 9, 2019 Time required: 5

Audio/Visual aids

Contact: LeAnne M Aurand Phone: 503-373-4364

Department Head Signature: Krusty Peterson for Jeff White

TITLE

Public Hearing to consider approving sale of Tax ID #R41891 to Mill City for submitted offer amount of \$2,000.00.

Issue, Description & Background

Marion County Finance foreclosed on Tax ID #R41891 on 10/26/2015 for non-payment of property taxes. This is a parcel that borders Hammond Park and the Santiam River. After a review by the Marion County Assessors Office, it has been determined this parcel is not suited for a dwelling and they have reduced the current Real Market Value to \$10,000. Mill City has shown an interest in the property and submitted an offer previously that was declined. After some additional discussion the City Recorder spoke to the Mill City City Counsel and they have submitted a new offer to purchase Tax ID #R41891 in the amount of \$2,000.00. Stated in ORS 271.330(3) and Marion County Policy 809: Sale of Excess Tax Foreclosed & Surplus Real Property, any political subdivision is granted express power to convey real property to a nonprofit or municipal corporation to be used by the nonprofit or municipal corporation for the creation of open space, parks or natural areas for perpetual public use.

Financial Impacts:

Marion County will not collect taxes on this parcel any longer because it is being sold to another municipality. However, we will reduce costs associated with maintaining the property and potential liability concerns with safety since residents of Mill City are already using the property as part of Hammond Park. Currently the amount of past due taxes is \$3,117.66. This amount will not be recovered fully, however the property will likely not sell due to its limited usability. And lastly, the revenue of \$2,000.00 from selling the property will be dispersed between Marion County and the taxing districts.

Impacts to Department & External Agencies

None

Options for Consideration:

- 1. Approve the sale of Tax ID #R41891 to Mill City in the amount of \$2,000.00.
2. Deny the offer to purchase Tax ID #R41891 by Mill City.
3. Postpone the decision to sell Tax ID #R41891 for another time.

Recommendation:

Marion County recommends approving the sale of Tax ID #R41891 to Mill City to allow extension of Hammond Park.

List of attachments:

- Offer letter from Mill City.
Quit Claim Deed
Public Notice of Public Hearing



MARION COUNTY BOARD OF COMMISSIONERS

## Board Session Agenda Review Form

*Copies of completed paperwork sent to the following: (Include names and e-mail addresses.)*

Copies to:

Camber Schlag CSchlag@co.marion.or.us; LeAnne Aurand LAurand@co.marion.or.us

CHAIR  
COMMISSIONER  
COMMISSIONER  
ADMIN. OFFICER

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# City of Mill City

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444 S. 1st Avenue • Post Office Box 256 • Mill City, Oregon 97360  
Phone: 503-897-2302 • FAX: 503-897-3499 • Email: millcity@ci.mill-city.or.us

COPY

cc. John Lattimer  
Jeff White

April 24, 2019

Marion County Board of Commissioners  
PO Box 14500  
Salem, OR 97309

RE: Marion County Tax Foreclosure Property – Tax Account #R41891

Commissioners Brentano, Cameron and Willis,

Thank you for taking time to stop in Mill City to view the parcel noted above. We recognize and appreciate the consideration shown to Mill City in doing so.

After speaking with CFO Jeff White and reviewing his letter dated April 15, 2019, the City Council and staff have a better understanding of your desire to recoup costs related to the parcel, while also balancing the needs and benefits of the local jurisdiction and ensuring a fair process for all involved in this and future decisions related to foreclosed property sales.

Based on the information provided by Mr. White, the City Council has authorized me to make an offer of \$2000.00 for Tax Account #R41891. We look forward to hearing back from you regarding this offer.

Please feel free to contact me if you have any questions.

Cordially,

  
Stacie Cook, MMC  
City Recorder

Located in the Scenic North Santiam Canyon  
The City of Mill City is an equal opportunity provider.

PUBLIC NOTICE OF PUBLIC HEARING Marion County Board of Commissioners will hold a public hearing Wednesday, May 15, 2019, 9:30 a.m. at 555 Court St NE, Salem, to consider a request from the City of Mill City to purchase a tax foreclosed property described below, pursuant to ORS 271.330:

Property ID #R41891                      Map Tax Lot #093E30DA03600  
.43 ac parcel of R1 land located at 0 NW Alder St, Mill City, OR 97360

For information, contact LeAnne M Aurand: 503-373-4364 or LAurand@co.marion.or.us.

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Grantor's Name:  
Marion County  
After recording return and send all tax statements to:  
Grantee: City of Mill City  
PO Box 256  
Mill City, OR 97360

## QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that MARION COUNTY, a Political Subdivision of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto, The City of Mill City, hereinafter called grantee and unto grantee's heirs, successors and assigns all of the grantor's right, title, and interest in that certain real property with the tenements, hereditaments and appurtenances there unto belonging or in any way appertaining, situated in the County of Marion, State of Oregon, as described:

Tax ID # R41891

Beginning at a point on the South line of the County Road which is North 1634.6 feet and West 100.00 feet from the Southeast corner of Section 30, Township 9 South, Range 3 East of the Willamette Meridian in Marion County, Oregon; thence South 86° West, a distance of 100.00 feet, more or less, to a point due South and 40.00 feet distant from the Southeast corner of Lot 1, Block 1, in Hadley's Addition to Mill City, Oregon; thence South to the right bank of the North Santiam River; thence Easterly along said meander to a point due South of the beginning; thence North 80.00 feet, more or less, to the point of beginning, together with all personal property remaining on the premises.

SUBJECT TO:

1. The existence of a road over and along the Northerly side of the herein described premises.
2. The lawful consequences arising from the fact that the herein described premises are bounded on the South by the Santiam River.

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,000.00. In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15<sup>th</sup> day of May 2019; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER THE ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY CONTAIN ENVIRONMENTAL HAZARDS, CONTAMINATION, AND/OR WETLANDS. SELLER ASSUMES NO RESPONSIBILITY AND IS IN NO WAY LIABLE FOR ANY CLEANUP, ABATEMENT, MITIGATION, REMEDIATION OR OTHER ACTIONS IN CONNECTION WITH THESE POSSIBLE CONDITIONS.

MARION COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
COMMISSIONER

\_\_\_\_\_  
COMMISSIONER

STATE OF OREGON )  
                          ) ss  
County of Marion )

This instrument was acknowledged before me on \_\_\_\_\_, 2019

By \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

as Marion County Commissioners.

\_\_\_\_\_  
Notary Public for Oregon